

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2024-108**

A RESOLUTION OF THE CITY COMMISSION APPROVING THE TENTATIVE PLAT ENTITLED "PONCE PARK RESIDENCES" PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-210, "PLATTING/SUBDIVISION," BEING A RE-PLAT OF 42,543 SQUARE FEET (0.977 ACRES) INTO A SINGLE TRACT OF LAND ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 8 THROUGH 21, LESS THE WEST ½ OF LOT 8, BLOCK 29, CRAFTS SECTION, TOGETHER WITH THAT PORTION OF THE 20-FOOT PLATTED ALLEY LYING EAST OF LOTS 11 AND 19, OF SAID BLOCK 29, TOGETHER WITH A 1,318 SQUARE FEET PORTION OF UNIVERSITY DRIVE THAT RUNS NORTH OF THE MALAGA AVENUE RIGHT-OF-WAY AND WEST OF THE PONCE DE LEON BOULEVARD RIGHT-OF-WAY AND DEDICATION OF 1,725 SQUARE FEET; (3000 PONCE DE LEON BLVD, 216 & 224 CATALONIA, 203 UNIVERSITY DR, AND 225 MALAGA), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables submitted for review of a tentative plat entitled "Ponce Park Residences," being a re-plat of approximately 42,543 square feet into a single tract of land for a mixed-use building on property assigned Mixed-Use 1 (MX1) zoning, on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way, Coral Gables, Florida; and

**WHEREAS**, the proposed tentative plat is being submitted concurrently with a proposed vacation of an alley, change of land use, change of zoning, Transfer of Development Rights (TDRs), and conditional use site plan and encroachment; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 14, Section 14-210, "Platting/Subdivision," and that the proposed tentative plat entitled "Ponce Park Residences" has met those criteria and standards; and

**WHEREAS**, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand five hundred (1,500) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on December 13, 2023, at which hearing all interested persons were afforded the

opportunity to be heard; and

**WHEREAS**, at the December 13, 2023 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled “Ponce Park Residences” (vote: 4-2); and

**WHEREAS**, the modification of the University Drive curve is an amendment to the historic City Plan and requires a Special Certificate of Appropriateness, a public hearing was duly published and was held before the Historic Preservation Board on January 24, 2024, and

**WHEREAS**, at the Historic Preservation Board’s January 24, 2024, meeting, the Board recommended approval for a Special Certificate of Appropriateness for the proposed amendment to the historic City Plan (vote: 5 – 0); and

**WHEREAS**, Zoning Code Section 14-210.2 (F) allows an optional review of the tentative plat by the City Commission to evaluate the tentative plat for conformance with the Zoning Code regulations; and

**WHEREAS**, pursuant to the platting/subdivision requirements of Zoning Code Article 14, Section 14-210 “Platting/Subdivision,” Tentative Plats for all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on March 12, 2024, at which meeting the Applicant deferred the item; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on April 16, 2024 at which hearing all interested persons were afforded an opportunity to be heard; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission approved the Tentative Plat;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The re-plat of Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way,

Coral Gables, Florida, entitled “Ponce Park Residences” being a re-plat of an approximately 42,543 square-foot property into a single tract of land.

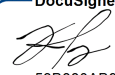
**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any material changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 5.** That this Resolution shall become effective upon the date of its passage and adoption herein.

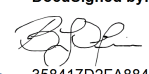
PASSED AND ADOPTED THIS TWENTY-FIRST DAY OF MAY, A.D., 2024.  
(Moved; Menendez / Seconded: Anderson)  
(Yeas: Menendez, Anderson, Castro, Fernandez, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-7)

APPROVED:

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VINCE LAGO  
MAYOR

ATTEST:

DocuSigned by:  
  
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BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

DocuSigned by:  
  
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CRISTINA M. SUÀREZ  
CITY ATTORNEY